



## RECTORY 21 RECTORY ROAD

LONDON, N16 7QL

£1,900

A first floor, two double bedroom apartment with a private balcony.

The property comprises of a spacious reception room leading to a private balcony, semi open plan kitchen, two double bedrooms and a modern tiled bathroom.

All of the local amenities of Stoke Newington High Street and excellent transport links are moments away.

**Hemmingfords**



| Energy Efficiency Rating                           |                            |           |
|----------------------------------------------------|----------------------------|-----------|
|                                                    | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>67</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings & Sales  
 Second Floor  
 34 Upper Street  
 London  
 N1 0PN

020 3890 7470  
 info@hemmingfords.co.uk  
 www.hemmingfords.co.uk

**Hemmingfords**